FAIRFAX COUNTY AFFORDABLE DWELLING UNIT (ADU) PROGRAM STRUCTURE COST CALCULATION FORM

Page One - To be used with Unit Sales Price Calculation Form (Effective July 1, 2001)

1.	Project Name/Site Plan #		
2.	Unit Description/(s.f. Det., T.H., M.F., Dplx)_		
	End or Interior Unit(Separate Forms Req'd.for E		
3.	Unit Name or No./Elevation No. or Type		
	(Separate Forms Required for Each Unit and/or Eleva	tion Type)	
4.	Number of Bedrooms/Baths		
5.	Basement, Slab or Walkout/# of Levels		
6.	Total Finished Square Footage/Lot Nos		
	Cost Calculations		
7.	Maximum Allowable Finished Square Footage _		
	(From Schedule)		
8.	Base Finished Square Footage		
^	(From Schedule)		
9.	Allowable Square Foot Adjustment		
1 0	(Lesser of Line 6 or Line 7 Minus Line 8)		
ΙU.	.Cost Difference(0.5 or 0.75 x \$ Per Sq. Ft. \$		
	From Schedule x Line 9. See Note #3)		
⊥⊥.			
1 0	(From Schedule)		
⊥∠.	.Adjusted Cost(Add/Subtract Line 10 From \$ Line 11)		
	Additions/Deletions To Cost	-	
13.	Special Features (Extra Baths, End Units,	Cost	
	Unfinished Space, Sprinklers, etc. Sprinklers	(+ or -)	
	Require Documentation. Give Unfinished Sq.Ft.)	(1 01)	
	a) S	S	
	b) \$	5	
	c)\$	5	
		5	
14.	<u> </u>		
	(Maximum for a + b = 2% of Sales Price)		
	a). Architectural Elements \$	5	
	b). Lot Landscaping(Max. 1% of Sales Price) \$	5	
15.	. Total Structure Cost		
- •	(Add lines 12, 13d, 14a, and 14b) = \$		

FAIRFAX COUNTY AFFORDABLE DWELLING UNIT (ADU) PROGRAM Page Two - To be used with Structure Cost Calculation Form

1. Project Name/Site Plan #		
2. Total Structure Cost(From Li	ne 15, Page One)	\$
 Site Development Cost (From Note #4 From Schedule) 	Schedule. See	\$
4. Special Adjustments (To Determining Regulations)	ermine If Qualified	1 See Sect. 3.6 of
		\$
(Describe. Supporting Documenta 5. Permits & Fees		
a) Building \$	e) Sewer	\$
b) Site \$		
c) Electrical \$ d) Water \$	g) VDOT	\$ \$
d) water \$	h) Other	\$
i) Subtotal (Add Lines 5a-5	(h)	\$
6. Development Cost Subtotal		\$
(Add Lines 2, 3, 4 & 5i)		
7. Great House Adjustment (5% o:		
See Addendum to Determine if Qua	lified.)	\$
8. Adjusted Development Cost		
(Add Lines 6 and 7)		\$
Soft Co	st Allowances	
9. Allowable Construction Loan a) Prime Rate + 2 pts. b) Adjusted Construction	=%	
rate (50%) x avg. length		
		djusted Rate x 75%
		% of Line 15
10. Builders Overhead & Develor		10.0% OI Line 15
11.Construction Financing Place Allowance	dement ree	1.5% of Line 15
12.Legal and Closing Allowance	2	3.0% of Line 15
13. Marketing/Sales Commission		1.5% of Line 15
14. Total Allowed Soft Cost Per		
Price (Add Lines 9c,10,11,12 &	_	%
15. Total Allowed Sales Price		
<u>Line 8</u> 100 - Line 14/100 =		\$
		T
I certify that the price on line 15 is based on ac above ADU as shown on architectural plans subm		
Signature:	Firm [.]	Date